

**Special Selectmen's Meeting  
Monday, May 14, 6:30 p.m.  
Harpwell Town Office  
Minutes approved May 31, 2007**

**Selectmen Present:** Samuel W. Alexander, Chairman; Amy N. Haible and James S. Henderson  
**Staff present:** Kristi Eiane, Town Administrator; Jay Chace, Town Planner

**Pledge of Allegiance**

The meeting was called to order at approximately 6:30 p.m. by Chairman Alexander.

**Adoption of the Agenda**

Chairman Alexander moved to amend the agenda by adding "Public Comment;" seconded by Selectman Haible and passed 3-0.

**Consider Amending Town's Economic Development Policy**

The Town Administrator provided background on the existing Policy on Economic Development Procedures adopted in November of 2004 by the Board of Selectmen. Whereas Washburn & Doughty is the first written proposal relating to the development of Town land since the proposal's adoption, the Town Attorney suggested that the Selectmen may wish to consider amending the policy in light of having taken action to put the matter before voters, even in an preliminary way, without having sought input from the Planning Board or other Town committees. Chairman Alexander referred to the Municipal Officer's manual in which it states that "policy in the broad sense is the municipal officers' statement of general goals, but has no specific force or application." Selectman Henderson moved to waive provisions of the Policy on Economic Development Procedures as proposed in the draft for purposes of addressing the Washburn & Doughty proposal; seconded by Chairman Alexander. Selectman Henderson suggested the Board could consider waiving the policy in certain exceptional cases; however there was concern that this action could be precedent-setting. Selectman Haible asked the Board to consider the rationale for the policy—that it is intended for the Board to gather input before taking action. Selectman Henderson moved to table the matter until the Board decided what if anything would be on the ballot; seconded by Selectman Haible, passed 2-1, with Chairman Alexander dissenting.

**Consider Revising Language for Secret Ballot Item Regarding Washburn & Doughty**

Selectmen Henderson moved that we rescind the motion passed previously and adopt the motion proposed by the Town Attorney with the exception of (a) [as proposed by the Town Attorney]; seconded by Selectman Haible. Selectman Henderson read the language being considered: "To see if the Town will vote to authorize the Board of Selectmen or their designated representatives to negotiate a lease agreement for the proposed development, construction, operation and maintenance of a boatbuilding operation on up to 5 acres of certain upland area and related shorefront, including, but not limited to, the existing deepwater pier, located on the Town-owned former U.S. Navy fuel farm property now known as Mitchell Field (Tax Map 13, Lot 4), by Washburn and Doughty Associates, Inc. or its nominee; provided, however, that (a) any such use shall be integral with, and made a part of, the overall master planning process currently underway for Mitchell Field; and (b) final approval of any such lease agreement (and any related comprehensive plan and/or land use ordinance amendments and development programs) will rest

with the voters at a subsequent Town meeting.” The motion carried 2-1, with Chairman Alexander dissenting as he preferred the language previously approved.

### **Take Any Appropriate Action to Hold a Secret Ballot Vote on June 12**

The Town received legal advice that by vote of the municipal officers the timeframe in which the Town Clerk is provided a secret ballot item can be reduced from 45 days to 24, and the timeframe for availability of absentee ballots can be reduced from 30 days to 14. Chairman Alexander moved to (1) designate May 18, 2007 as the deadline for the secret ballot warrant articles regarding Washburn & Doughty and the Sign Ordinance amendment to be on file with the Town Clerk; and (2) designate May 29, 2007 as the deadline for absentee ballots regarding both articles to be first available to voters; seconded by Selectman Henderson. Discussion ensued with Selectman Haible expressing concerns about shortening the timeframe for which absentee ballots would be available. The motion passed 3-0. Selectmen individually indicated they recommended passage of the article. Selectman Haible asked Mr. Doughty to provide as much information as possible at the May 29 Public Hearing [7:00 p.m. at Harpswell Islands School] with regard to a site plan, traffic plan, location for after hours storage, plans for the pier, and timeframe in which he would need to be operational. Selectman Haible also asked for information on code violations in East Boothbay, State DEP or OSHA with respect to Washburn & Doughty and possible projections with regard to cost benefits to the Town.

### **To Consider a Date and Time for a Site Visit to Washburn & Doughty**

The Selectmen proposed Monday, May 21, 4:00 p.m. or Tuesday, May 22, 1:00 p.m. as possible dates for a site visit and asked that the Mitchell Field Committee be polled to see what is best for its members.

### **To Consider Amending Town’s Economic Development Policy**

Selectmen considered their prior discussions with regard to amending the Economic Development Policy and opted to make no amendments to the policy. Selectman Henderson withdrew his earlier motion, and the matter was concluded.

### **Public Comment**

Comments were made by Matt Rich, David Chipman and Walter Norton.

### **Adjournment**

The meeting adjourned by unanimous vote at 8:04 p.m.

**Kristi K. Eiane**  
**Town Administrator**